

The City of Edina has received application(s) for the following project(s). For additional information on the projects, meeting dates and times please feel free to contact the Planning Department at 952-826-0369.

Planning Project for:

Opus Development Company LLC, 5901 Lincoln Drive, Edina, MN

Initial Project Description

Opus Development Company LLC is proposing to re-develop a portion of the former United Height Group site with a four-story 250-unit apartment building with 250 space underground parking ramp.

To accommodate the request the following is required:

- Preliminary Rezoning From PID, Planned Industrial District to MDD-5, Mixed Development District
- Preliminary Development Plan with a surface parking stall variance from 287 surface parking stalls to 94 with a proof-of-parking plan for 170 total.
- Subdivision

Schematics:

SITE PLAN, REZONING AND VARIANCE SUBMITTAL LINCOLN DRIVE RESIDENCES

CURRENT ADDRESS TO BE SUBDIVIDED - 5901 LINCOLN DRIVE, EDINA, MINNESOTA



Opus AE Group, L.L.C.
10350 Bren Road West
Minnetonka, MN 55343-0110
952-856-4444

Opus Development Company, L.L.C.
8700 Higgins Road
Chicago, IL 60638
847-892-4444



VICINITY MAP

DEVELOPMENT STANDARDS	ORDINANCE	PROPOSED
ZONING	PID (EXISTING), MDD-5 (PROPOSED REZONE)	MDD-5
PARCEL AREA	N/A	LOT 1: 6.83 ACRES, LOT 2: 17.42 ACRES, TOTAL AREA: 24.25 ACRES
PERMITTED USES	OFFICE, RESIDENTIAL - MULTIFAMILY	OFFICE, RESIDENTIAL - MULTIFAMILY
BUILDING MAX HEIGHT	4 STORIES MAX. (48')	4 STORIES (48')
DENSITY	30 UNITS PER ACRE (660 PER COMP. PLAN) & 1 UNIT PER 3,300 SF OF LOT AREA (280 - MDD-5 ZONING)	250 UNITS - 10.31 UNITS/ACRE
MINIMUM BUILDING SETBACKS	45' FRONT (LINCOLN DRIVE), 45' SIDE (SOUTH / NORTH), 45' (EAST)	78' FRONT (LINCOLN DRIVE), 79' SIDE (SOUTH), 100' (EAST)
MINIMUM PARKING SETBACKS	20 FEET OFF A PUBLIC STREET RIGHT-OF-WAY (LINCOLN DRIVE), 10 FEET OFF AN INTERIOR SIDE LOT LINE OR REAR LOT LINE	20 FEET OFF A PUBLIC STREET RIGHT-OF-WAY (LINCOLN DRIVE), 20 FEET OFF A SIDE LOT LINE (SOUTH) 3 FEET ON INTERIOR MDD-5 SHARED LOT LINE
MAXIMUM FLOOR AREA RATIO (FAR)	1%	.79% (LOT 1 ONLY)
USABLE AREA	200 S.F. PER UNIT = 50,000 S.F. (250 UNITS)	50,000+ (INCLUDING THE AMENITY AREA AND SIDEWALKS/TRAIL CONNECTIONS)
DRIVE AISLE WIDTH	24 FEET (2-WAY), 12 FEET (1-WAY)	24 FEET (2-WAY), 16 FEET (1-WAY)
PARKING STALLS - RESIDENTIAL	1.00 ENCLOSED STALLS / UNIT = 250 STALLS, 0.75 EXPOSED STALLS PER UNIT = 188, 438 STALLS TOTAL	1.00 ENCLOSED STALLS / UNIT = 250, 0.44 EXPOSED STALLS / UNIT = 112, PROPOSED 362 STALLS TOTAL WITH 76 PROPOSED FOR PARKING STALLS UP TO 438 TOTAL
PARKING STALLS - OFFICE (EXISTING)	637 (BASED ON 203,114 S.F. BUILDING)	830 RAMP, 226 DRIVEAGE, 856 TOTAL (NO CHANGE FROM EXISTING QUANTITY)
ADA PARKING	TOTAL REQUIRED ADA SPACES = 8; VAN ACCESSIBLE SPACES = 2	TOTAL REQUIRED ADA SPACES = 8; VAN ACCESSIBLE SPACES = 2
PARKING STALL SIZE	MINIMUM 8.5' X 18'	VARIABLES, MINIMUM 8.5' X 18'

Levels	Use	Total GSF	Garage GSF	Apartment GSF	RENTABLE SF	Common Area	Amenity/Lobby Incl. out-building	Parking Stalls* Struct. Surface	Units
Level 4	R	58,155		58,155	50,013	8,142			64
Level 3	R	58,155		58,155	50,013	8,142			64
Level 2	R	58,155		58,155	50,013	8,142			64
Level 1	R, A	59,369		59,369	46,868	5,229	7,272	112	58
Level P1	P, S	104,147	104,147					250	
Total		337,981	104,147	233,834	196,908		7,272	250 112	250
P - Parking	R - Residential	A - Amenity	S - Storage						

* Optional 76 future surface stalls
Refer to Site Plan

PROJECT TEAM

Owner/Developer: OPUS Development Company, L.L.C.
10350 Bren Road West
Minnetonka, MN 55343
952.656.4444

Architect: OPUS AE Group, L.L.C.
10350 Bren Road West
Minnetonka, MN 55343
952.656.4444

Landscape: Damon Farber Landscape Architects
401 2nd Avenue North
Suite 410
Minneapolis, MN 55401

Contractor: OPUS Design Build, L.L.C.
10350 Bren Road West
Minnetonka, MN 55343
952.656.4444

Civil: Westwood
7699 Anagram Drive
Eden Prairie, MN 55344
952.937.5150

Structural Engineer: OPUS AE Group, L.L.C.
10350 Bren Road West
Minnetonka, MN 55343
952.656.4444

**Mechanical,
Electrical,
Plumbing Engineers:** T.B.D.

Sheet Index:

T1.0 Title Sheet

ALTA/ACSM Land Title Survey
C1.0 Preliminary Plat
C2.0 Site Plan
C3.0 Grading, Drainage & Erosion Control Plan
C4.0 Utility Plan
C5.0 Civil Details
C6.0 Civil Details

L1.0 Tree Preservation Plan
L1.1 Overall Landscape Plan
L1.2 Landscape Plan North
L1.3 Landscape Plan South
L5.0 Notes and Details

A1.0 Floor Plans
A2.0 Elevations
A3.0 Elevations

PLANNING DEPARTMENT
JUL 01 REC'D
CITY OF EDINA

DATE
07.01.2016

PROJECT MANAGER
Pat Qualley

DRAWN BY

HO

CHECKED BY

JF

REGISTRATION

SHEET TITLE
TITLE SHEET

SHEET NUMBER

T1.0



Opus AE Group, L.L.C.
10350 Bran Road West
Minnetonka, MN
55343-0119
952-656-4444

Opus Development Company, L.L.C.
9700 Higgins Road
Chicago, IL 60658
847-692-4444

CONSULTANT

Westwood

Phone (847) 887-4188 7999 Anagram Drive
Fax (847) 887-8822 Eden Prairie, MN 55444
Toll Free (888) 837-4188 westwoodpa.com
Westwood Professional Services, Inc.

PROJECT

Lincoln Drive Residences

PROJECT ADDRESS
Edina, Minnesota

PROJECT NUMBER
0008438

ISSUE RECORD

05-20-16 Site Plan Submittal
07-01-16 Site Plan Resubmittal

General Site Notes

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY HANSEN THORP PELLINEN OLSON, INC. EDEN PRAIRIE, MN.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO MATCH EXISTING PAVEMENT SECTIONS.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.

Site Legend

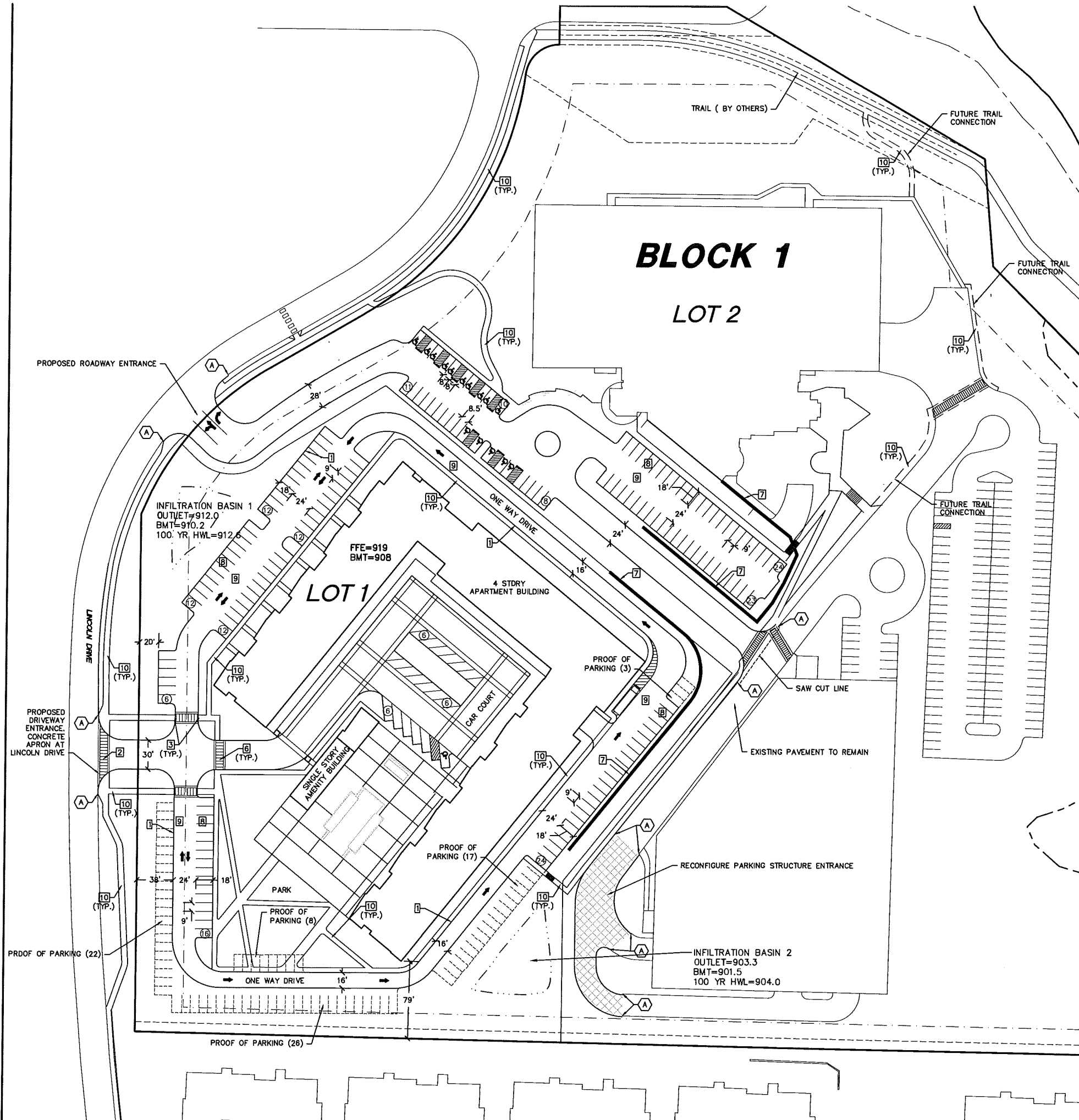
EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	STANDARD DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

Site Notes

A B612 CONCRETE CURB & GUTTER TO MATCH EXISTING

Site Details

- B612 CURB & GUTTER
- CONCRETE DRIVEWAY APRON
- PEDESTRIAN CURB RAMP
- ACCESSIBLE DROPPED PEDESTRIAN RAMP (WITH TRUNCATED DOMES)
- ACCESSIBLE PARKING LOGO, STRIPING, & SIGNAGE
- CROSS WALK STRIPING
- RETAINING WALL
- STANDARD DUTY BITUMINOUS PAVEMENT (PARKING STALLS)
- HEAVY DUTY BITUMINOUS PAVEMENT (DRIVE AISLES)
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT



PLANNING DEPARTMENT
JUL 01 2016
CITY OF EDINA

DATE
07.01.16
PROJECT MANAGER
Pat Qualley
DRAWN BY
Zach Webber
CHECKED BY
Ryan Bluhm

REGISTRATION
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

Ryan M. Bluhm
Date 07.01.16 License No. 41257

SHEET TITLE
SITE PLAN

SHEET NUMBER

C2.0

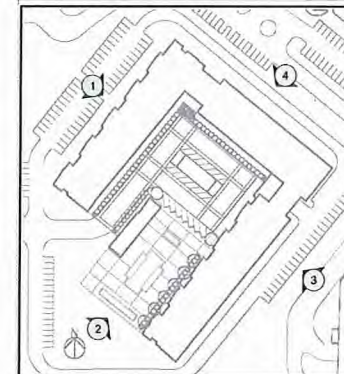
0008438 Rev. 01/16

ELEVATION KEYED NOTES

- 1A BRICK - COLOR 1
- 1B BRICK - COLOR 2
- 2A FIBER CEMENT PANEL - COLOR 1
- 2B FIBER CEMENT PANEL - COLOR 2
- 3A PREFINISHED METAL PANEL
- 3B PAINTED ALUMINUM RAILING - DARK BRONZE
- 3C WINDOW SYSTEM - DARK BRONZE FRAME
- 3D METAL TRELLIS
- 4A STOREFRONT WINDOW SYSTEM - DARK BRONZE MULLION
- 5A METAL CANOPY
- 6A FABRIC CANOPY

GENERAL NOTE: MECHANICAL LOUVERS PAINTED TO MATCH ADJACENT EXTERIOR WALL FINISH.

KEY PLAN



Opus AE Group, L.L.C.
10350 Brun Road West
Minnetonka, MN 55343-0110
952-656-4444

Opus Development Company, L.L.C.
9700 Higgins Road
Chicago, IL 60608
847-682-4444

CONSULTANT

PROJECT
**Lincoln Drive
Residences**

LOCATION
Edina, Minnesota

PROJECT NUMBER
30973

ISSUE RECORD
05-20-16 Site Plan Submittal
07-01-16 Site Plan Resubmittal

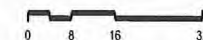
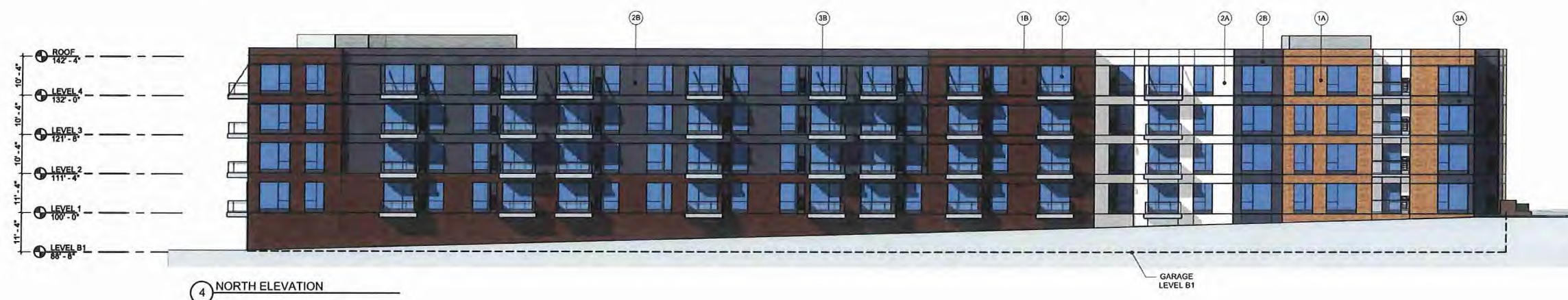
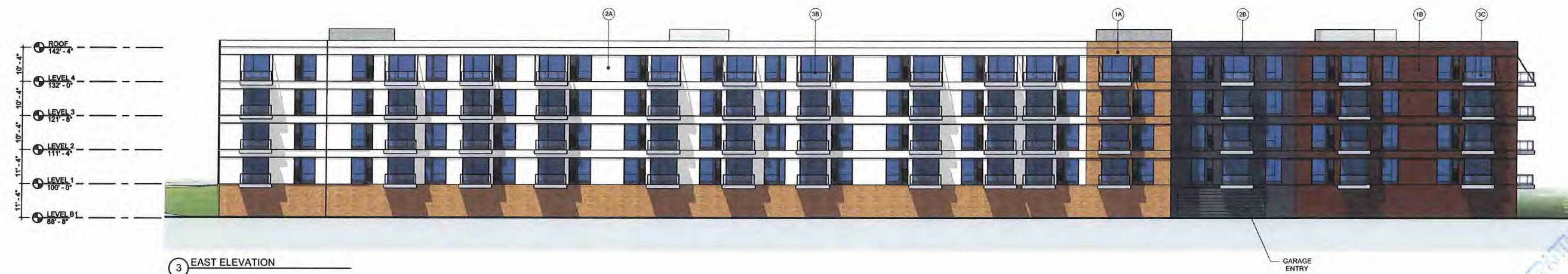
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PROJECT MANAGER
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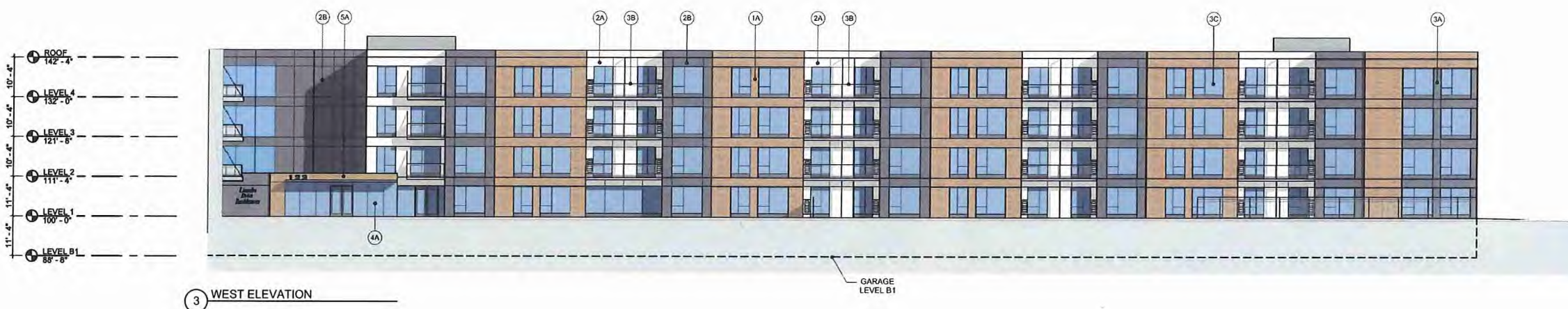
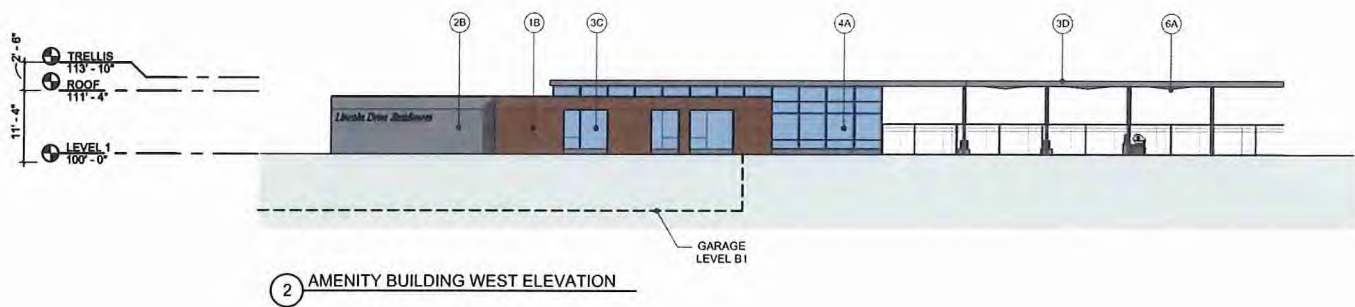
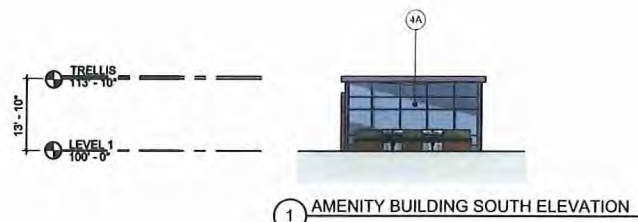
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ELEVATIONS

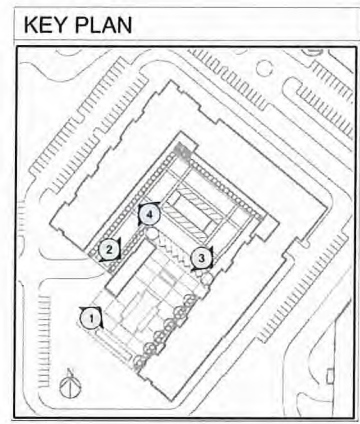
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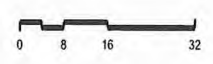
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REGISTRATION



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ELEVATIONS

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A3.0